



**BOARD MEMBERS**

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**CITY OF DETROIT**  
**BOARD OF ZONING APPEALS**  
**Coleman A. Young Municipal Center**  
**2 Woodward Avenue**  
**Suite 212**  
**Detroit, Michigan 48226**  
**(313) 224-3595**

**TYRONE U. MILLER**  
**DIRECTOR**

**REGULAR MEETING OF AUGUST 20, 2002**  
**IN THE**  
**AUDITORIUM, 13TH FLOOR**  
**COLEMAN A. YOUNG MUNICIPAL CENTER**

**DOCKET**

**I. OPENING:**

- A. CALL TO ORDER... .. 9:00 A.M.**  
**B. ROLL CALL... ..**

**II. PROCEDURAL MATTERS**

**III. MINUTES:**

- A. APPROVAL OF THE MINUTES:**

**IV. COMMUNICATIONS:**

**V. MISCELLANEOUS BUSINESS:**

**VI. PUBLIC HEARINGS:**

**9:00 CASE NO.: 126-02**

**APPLICANT: BAGLEY HOUSING ASSOCIATION**

**LOCATION: 1207-41 18<sup>TH</sup>,** between Porter and  
Howard in a M2 zone (Restricted Industrial  
District).

**LEGAL DESCRIPTION OF PROPERTY** W 18<sup>th</sup> S 25 ft of 103 all of  
CC: 05: 00 N 00 ft of 07 S 1/4 of DC 470 L 47 D

**AUGUST 20, 2002  
DOCKET CONTINUED**

**9:15      CASE NO.:      81-02/113-02   RESCHEDULED   FROM  
7/30/02 & AUGUST 6, 2002**

**APPLICANT:      KFC OF AMERICA, INC.**

**LOCATION:      19833 W. Seven Mile and 19020-30  
Evergreen, between Plainview, Evergreen  
and Clarita in a B4/R2 zone (General  
Business District/Two-Family Residential  
District).**

**LEGAL DESCRIPTION OF PROPERTY:** Lots 46-50 in the C  
W Harrahs Northwestern (Plats) (Liber 47,  
Page 54 of Wayne County Records).

**PROPOSAL:      KFC OF AMERICA, INC.** requests permission  
to modify a previous Board Grant (95-01) and  
construct a new fast food restaurant  
(Kentucky Fried Chicken/Pizza Hut) with a  
drive-up service and parking lot in a B4/R2  
zone. This case is appealed because the  
Board's permission is required to expand,  
enlarge, alter or modify a previous Board  
Grant and deficient off-street parking and  
deficient loading and deficient masonry  
screening wall. **(Sections 62.0300 Appeals  
to the Board and 62.0402 (B&D) Parking  
and Loading Variance). SM**

**9:15      CASE NO.:      127-02**

**APPLICANT:      RAYMOND L. WATSON**

**LOCATION:      8844 SCHAEFER, between Joy Rd. and  
Chicago in a R2 zone (Two-Family  
Residential District).**

**LEGAL DESCRIPTION OF PROPERTY:** Lots W 127' 30 in  
the Robert M Gridleys Sub No. 5 (Plats)  
Subdivision (Liber 31, Page 18 of Wayne  
County Records).

**PROPOSAL:      RAYMOND WATSON** requests permission  
to establish a private parking lot in a R2

**AUGUST 20, 2002  
DOCKET CONTINUED**

**9:30**      **CASE NO.:**      **117-02**

**APPLICANT:**      **RIVERS LAND SUPER MARKET**

**LOCATION:**      **7227 RUTHERFORD**, between Majestic and W. Warren in a R1 zone (Single Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lots 215 in the Frischkorns Warren Ave Gardens (Plats) (Liber 39, Page 100 of Wayne County Records).

**PROPOSAL:**      **HAIDAR AL-JEBORI/RIVERS LAND SUPER MARKET** requests permission to establish a parking lot for the super market at 16010 W. Warren in a R1 zone (Single Family Residential District). This case is appealed because this use is not permitted in a R1 zone; also deficient front and side yards. **(Sections 62.0403 Use Variance and 62.0402 (G) Dimensional Variance). LH**

  

**10:00**      **CASE NO.:**      **116-02**

**APPLICANT:**      **SCOTT & SUE EDWARDS**

**LOCATION:**      **21353-49 FENKELL**, between Butler and Westbrook in a B4 (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lots 599 in the B E Taylors Brightmoor-Hendlley (Liber 44, Page 44 of Wayne County Records).

**PROPOSAL:**      **SCOTT EDWARDS** requests permission to legalize an open outdoor storage yard for portable restroom in a B4 zone (General Business District). This case is appealed because open storage yards are not permitted in a B4 zone. **(Sections 62.0403 Use Variance). SM**

**AUGUST 20, 2002  
DOCKET CONTINUED**

**10:00**      **CASE NO.:**      **115-02**

**APPLICANT:**      **SCOTT & SUE EDWARDS**

**LOCATION:**      **21312 FENKELL**, between Bentler and Westbrook in a B4 zone. (General Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lots 119 in the Hitchman Redford Heights Subdivision (Liber 41, Page 52 of Wayne County Records).

**PROPOSAL:**      **SCOTT EDWARDS** requests permission to legalize an open outdoor storage yard for portable restroom in a B4 zone (General Business District). This case is appealed because open storage yards are not permitted in a B4 zone. **(Sections 62.0403 Use Variance). SM**

  

**10:30**      **CASE NO.:**      **107-02**

**APPLICANT:**      **DENNIS CARNES/A-1 COLLISION INC.**

**LOCATION:**      **16128-38 STOEPEL**, between Puritan and Florence in a R2 zone (Two-Family Residential District).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 67 of the Addison Heights (plat) (Liber 34, Page 53 of Wayne County Records).

**PROPOSAL:**      **DENNIS CARNES/A-1 COLLISION INC.** requests permission to construct a 100 foot by 50 foot addition onto a 21.5 foot by 37.5 foot non-conforming building and expand the operation of a bump and paint shop, as per lot plot in a R2 zone (Two-Family Residential District). This case is appealed because this use is not permitted in a R2 zone and is first permitted with approval in a B4 zone (General Business

**AUGUST 20, 2002  
DOCKET CONTINUED**

**11:00**      **CASE NO.:**      **B&SE 38-02**

**APPLICANT:**      **MIRZA RABBAIG**

**LOCATION:**      **4233 FOURTH**, between Calumet and E Willis in a R1-H zone (Single Family Residential Historic).

**LEGAL DESCRIPTION OF PROPERTY:** Lot 2 in the Wietzels Subdivision (Liber 1, Page 244 of Wayne County Records).

**PROPOSAL:**      **MIRZA RABBAIG** requests permission to reverse the decision of the Buildings and Safety Engineering Department Hearing Officer Granting permission to construct an 11.67 ft. by 18.67 ft. rectangular shaped 9.42 ft. high flat roofed pre-fabricated concrete public utility control building. This case is appealed because this appeal was filed within the proper time period.      **(Sections 65.0400 Standards for Permitted with Approval Use and 62.0300 Appeals to the Board). SM**

  

**11:30**      **CASE NO.:**      **B&SE 47-02 RESCEDUED FROM AUGUST 6, 2002**

**APPLICANT:**      **RONALD DUNCAN/CARSON INVESTMENTS**

**LOCATION:**      **8642 PURITAN**, between Wisconsin and Ohio in a B2 zone (Local Business District)

**LEGAL DESCRIPTION OF PROPERTY:** Lots 283 thru 285 in the Puritan Heights Subdivision (Liber 34, Page 60 of Wayne County Records).

**PROPOSAL:**      **RONALD DUNCAN/CARSON INVESTMENTS** requests permission to reverse the Decision of the Building and Safety Engineering Department Hearing

**AUGUST 20, 2002  
DOCKET CONTINUED**

**12:00      CASE NO.:      226-01 RESCEDUED FROM AUGUST 6, 2002**

**APPLICANT:      YASSER ABOULELLA**

**LOCATION:      15835-51 W. McNICHOLS,** between Forrer and Prevost in a B2 zone (Local Business District).

**LEGAL DESCRIPTION OF PROPERTY:** Lots 30-36 in the Maplehurst Subdivision (Liber 47, Page 97 of Wayne County Records).

**PROPOSAL:      YASSER      ABOULELLA** requests permission to add used car sales and major auto repair to a minor motor vehicle repair facility in a B2 zone (Local Business District). This case is appealed because the Board's permission is required to expand, alter, enlarge or modify a previous Board grant and the Board's permission is required to change the occupancy of a non-conforming structure. **(Sections 62.0300 Appeals to the Board, 53.0000 Change of Use and 53.0102 Exception).**  
**LH**

**ADVISEMENTS**

**VII.      MEETING ADJOURNED**